

1. Review and update the Town of Grant zoning map following Comprehensive Plan adoption.
2. Amend the Rezoning and/or Conditional Use Permit Application form to include requests to amend Comprehensive Plan text and/or maps.
3. The Plan Commission and/or Town Board will periodically review, update, and create if necessary, goals, objectives and policies for the Comprehensive Plan.

Section 9.3 Relationship to Zoning

While this Plan is intended to serve as a guide in updating the Town zoning map, it does not have the authority of a zoning ordinance. However, the State's Comprehensive Planning law requires that *beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's Comprehensive Plan.* One of those actions is zoning, therefore, the Town's zoning map will have to be consistent with the recommendations found in this Comprehensive Plan.

The Town will rely on the Town of Grant Zoning Ordinance as the primary tool for implementing their Comprehensive Plan. Both the Comprehensive Plan and the Zoning Ordinance use districts to separate incompatible uses and specify appropriate development densities. Each land use district identified by this Plan describes the community's expectations of what future development should consist of within specific areas. To implement those expectations, the Town must assign zoning districts that match the intent of their land use categories. Table 9.1 is provided to show appropriate zoning / land use district relationships.

Table 9.1: Town of Grant Zoning / Land Use Plan Compatibility Table

Future Land Use Map Categories Town of Grant Zoning Districts	Enterprise Agriculture	Intermediate Agriculture	Limited Agriculture / Mixed Use	Natural Area – Limited	Residential – Low Density	Residential – High Density	Commercial	Industrial	Governmental / Institutional
R1 – Low Density Residential			X		X	X			X
R2 – High Density Residential					X	X			X
A1 – Exclusive Agricultural	X	X							X
A2 – Agricultural Transition	X	X	X						X
A3 – General Agriculture		X	X		X				X
Commercial							X	X	X
Industrial								X	X
<u>Industrial 2 Data Center</u>								X	
Conservancy				X					

The Future Land Use category definitions should be used to give the Town Board further guidance and discretion when reviewing relationships which are not found on the above zoning/land use plan compatibility table.